



**** A WELL PRESENTED TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY HOME **** Ideally located within a popular part of Timperley, with walking distance to Heyes Lane Primary School, Timperley Village and Timperley Metrolink. This much loved home has recently been redecorated and has undergone a full kitchen renovation providing a fully modern fitted kitchen and dining area perfect for families and entertaining. Benefitting from a separate 15ft lounge with patio doors onto the rear garden, three well proportioned bedrooms – all with fitted wardrobes, plus a three piece family bathroom, a large paved driveway to front and side PLUS a spacious sunny rear garden making this the ideal home for a couple or family!!! Viewings are by appointment only and are to be booked by contacting the office.



Entrance Hall

Recently re-plastered and redecorated this spacious hallway has a Upvc door to the front, laminate flooring, ceiling light point, wall mounted radiator, double glazed and a window to the side fitted with a window shutter. Storage cupboard with internal cupboard and built in pull out understairs storage. Carpeted stairs to the first floor.

Lounge 15' 0" x 10' 9" (4.568m x 3.286m)

Double glazed bay fronted window, double glazed patio doors opening out onto the rear garden, laminate flooring, ceiling light point, two wall lights, plug points, television point and electric fire.

Kitchen/Diner 21' 11" x 9' 2" (6.675m x 2.801m)

Recently fitted with a stunning handle-less Kutchen Haus kitchen with a range on wall and base unit cupboards with the over head units fitted with gullwing doors and the cutlery draw fitted with a knife and spice rack. Integrated dishwasher, washing machine, induction hob and extractor, full size fridge, full size freezer, two built in fan ovens, one being a combi fan oven and microwave. Sunken sink with mixer hose tap, mirrored splash backs, under counter lighting and pop up plug points. Laminate flooring, ceiling spot lights, vertical wall mounted anthracite radiator, two double glazed windows with window shutters and half glass Upvc door to the rear. Under stairs storage cupboard with a fitted combi boiler.

First Floor Landing

Carpeted stairs and landing, double glazed window to the side with window shutter, ceiling light point, plug point and access to all first floor rooms.

Master bedroom 10' 9" x 9' 2" (3.277m x 2.791m)

Double glazed bay window, carpeted flooring, ceiling light point, wall mounted radiator, plug points, television point and floor to ceiling fitted wardrobes with dressing table.

Bedroom 2 11' 10" x 9' 4" (3.596m x 2.853m)

Double glazed window to the rear, carpeted flooring, ceiling light point, wall mounted radiator, plug points and floor to ceiling fitted wardrobes.

Bedroom 3 9' 1" x 6' 8" (2.776m x 2.039m)

Double glazed window to the front, carpeted flooring, ceiling light point, wall mounted radiator, plug point, television point and built in storage.

Family Bathroom 7' 9" x 5' 5" (2.357m x 1.639m)

A three piece bathroom suite comprising of 'P' shaped bath with over head shower, vanity unit with handwash basin and pedestal W.C. Double glazed window to the rear, ceiling light point, tiled walls, wall mounted towel radiator and tiled vinyl flooring.

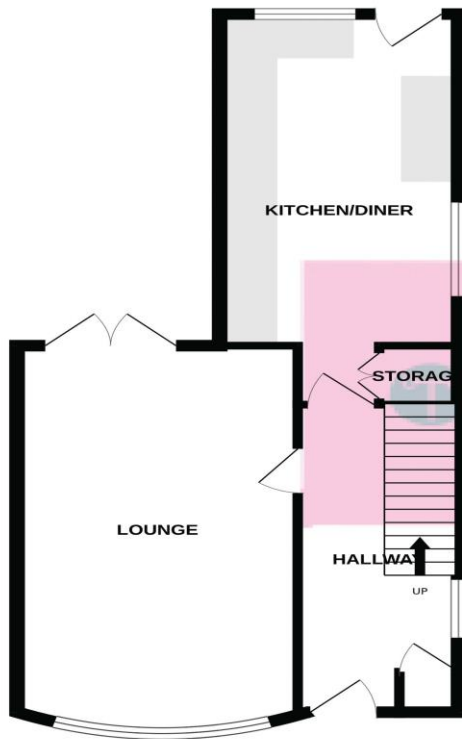
Externally

A large paved driveway to the front and side of the property ideal for off road parking for multiple cars. Double wooden gates to the rear garden. To the rear there is a pave patio, lawn, flower beds and detached garage.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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